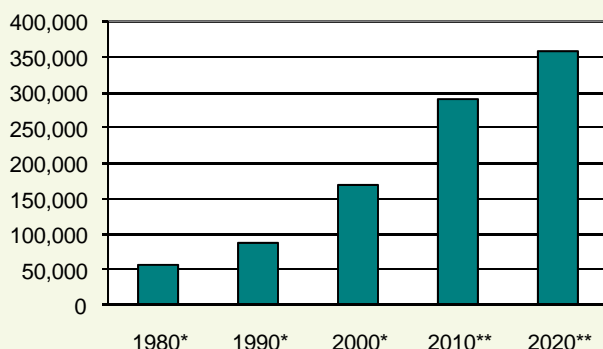


# Loudoun County, Virginia—Annual Demographic and Economic Trends

## Population

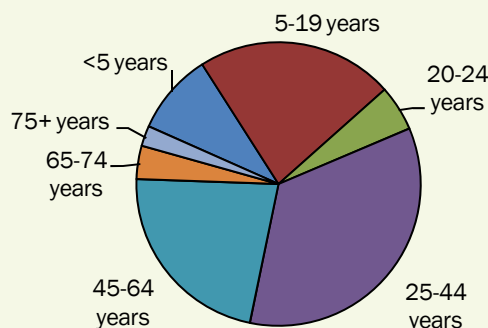
The 2010 estimated population for Loudoun, one of the fastest-growing counties in the nation since the late 1990s, is 289,737.



Sources: \*U.S. Census Bureau, \*\*Loudoun Department of Management & Financial Svcs, Apr. 2010

## Age Characteristics

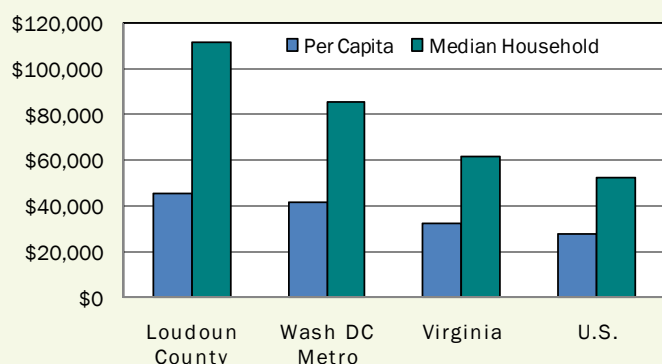
With 57% of the population between the ages of 25 and 64, Loudoun has a young and abundant workforce.



Source: U.S. Census Bureau, 2008 Time Series Estimates

## Income Comparison

The 2008 median household income in Loudoun, \$111,925, is more than double the national median of \$52,029.



Sources U.S. Bureau of the Census, American Community Survey, 2008

## Major Employers

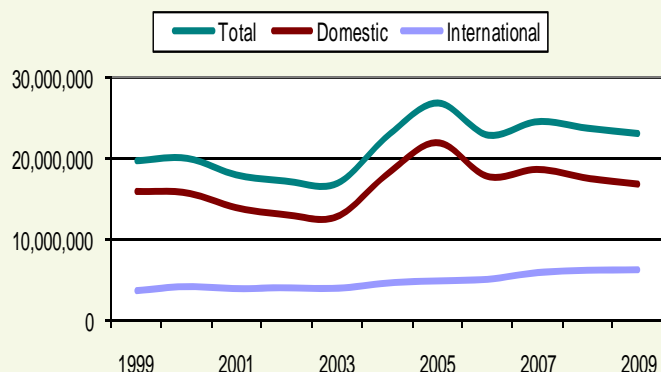
The following is a select list of Loudoun's employers. A complete list of major employers is available online at <http://biz.loudoun.gov>.

Company	Employment Range
Aol.	1,000–4,999
Inova Loudoun Hospital	1,000–4,999
M. C. Dean, Inc.	1,000–4,999
Orbital Sciences Corporation	1,000–4,999
United Airlines, Inc.	1,000–4,999
Verizon Business	1,000–4,999
Department of Homeland Security	500–999
Verisign	500–999
HHMI Janelia Farm Research Campus	250–499
Rockwell Collins Simulation	250–499
Telos Corporation	250–499

Source: Virginia Employment Commission, 2nd Quarter 2009

## Washington Dulles Airport Trends

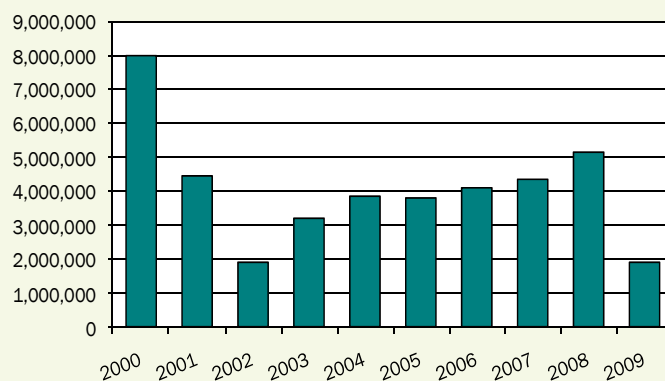
Total passenger counts at Washington Dulles International Airport decreased 2.8% in 2009, totaling 23,213,341. However, International passengers grew 1% to 6,246,415.



Source: Metropolitan Washington Airports Authority

## Nonresidential Development Trends

Nonresidential square footage permitted declined to 1.9 million in 2009, an expected reduction due to economic conditions.



Source: Loudoun Building & Development. Compiled by: Loudoun Economic Development

### Employment Notes

Loudoun's 4.7% unemployment rate in April was the 2nd lowest in Virginia, and the lowest the county has experienced in 2010.

Employment in the 4th quarter of 2009 decreased slightly, largely due to job losses in the Construction sector. Professional Services remained steady.

### Unemployment Rate (April 2010)

		Annual Chg
Loudoun County	4.7	2%
Northern Virginia	5.0	2%
Virginia	7.2	6%
United States	9.9	11%

Source: Virginia Employment Commission

### Labor Force (April 2010)

	Labor Force	Annual Chg
Loudoun County	177,209	5%
Northern Virginia	1,497,081	3%
Virginia	4,192,362	1%
United States	154,715,000	0%

Source: Virginia Employment Commission

### At Place Employment (4th Quarter 2009)

Industrial Classification	Employees	Annual Chg	Establishments	Annual Chg
Ag, Forestry, Fishing & Hunting	423	-7%	77	-1%
Mining	179	-8%	6	0%
Utilities	86	-3%	4	0%
Construction	13,163	-10%	841	-5%
Manufacturing	4,206	-9%	190	2%
Wholesale Trade	3,115	-4%	393	-2%
Retail Trade	16,579	0%	850	-5%
Transportation and Warehousing	9,251	-5%	296	3%
Information	7,614	-5%	245	3%
Finance and Insurance	2,616	0%	335	-3%
Real Estate and Rental and Leasing	1,621	7%	312	-3%
Professional and Technical Services	15,556	0%	2,289	4%
Mgt of Companies and Enterprises	1,089	22%	63	24%
Administrative and Waste Services	7,243	-1%	526	0%
Educational Services	1,888	-2%	147	13%
Health Care and Social Assistance	8,960	6%	757	15%
Arts, Entertainment, and Recreation	1,851	9%	114	2%
Accommodation and Food Services	10,616	-3%	519	4%
Other Services, Ex. Public Admin	3,883	-4%	795	1%
Federal	3,935	0%	48	2%
State	945	0%	21	-9%
Local	15,695	0%	216	-3%
<b>Total</b>	<b>130,513</b>	<b>-2%</b>	<b>9,045</b>	<b>2%</b>

Source: Virginia Employment Commission

(D) - Not Disclosed

Employment and Unemployment

### Nonresidential Construction (May 2010)

	Stock (2009)	Sq Ft Permitted	Annual Chg
Office	16,525,358	0	0%
Flex/Industrial	22,839,043	0	-100%
Retail	14,281,422	7,419	-91%
Mixed-Use	358,465	0	0%
Other	22,562,180	9,381	-73%
<b>Total</b>	<b>76,566,468</b>	<b>16,800</b>	<b>-88%</b>
Taxable	N/A	7,419	-95%
Non-taxable	N/A	9,381	100%
Route 28	N/A	7,419	100%

Source: Loudoun County Dept of Building & Development, Dept of Economic Development

### Nonresidential Notes

The cumulative amount of nonresidential square footage permitted YTD\*\* is 429,028, a 54 percent decrease over the same period last year.

\*\*YTD is Year to Date (Jan-May)

### Vacancy Rates (1st Qtr 2010)

	Rate	Annual Chg
Total	16%	2%
Office	17%	-12%
Flex	18%	3%
Industrial	14%	31%

Source: CoStar

Nonresidential

### Residential Development

	Single-family Detached		Single-family Attached		Multi-Family		Total	
	Units	Annual Chg	Units	Annual Chg	Units	Annual Chg	Units	Annual Chg
Inventory (2010)	58,367	3%	32,144	5%	18,059	7%	108,570	4%
Building Permits Issued (May 10)	87	0%	111	39%	0	-100%	198	11%
Homes Sold (Mar 10)	218	31%	151	44%	70	37%	439	36%
Avg Sale Price (Mar 10)	\$527,127	6%	\$335,862	-1%	\$240,187	-2%	\$415,586	2%

Sources: Loudoun County Dept of Building & Development, Dept of Management & Financial Services

### Residential Notes

The cumulative number of residential permits YTD\*\* is 826, an 11 percent decrease compared to the same period last year.

\*\*YTD is Year to Date (Jan-May)

Residential

\*Note: Annual Change is percent change from current period to the same time period (month or quarter) in the previous year. ❖ N/A is Not Available. ❖ na is not applicable, divided by zero.

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All data subject to revision. For additional information, please visit our website or contact the Department.